



NOTICE OF AVAILABILITY of a DRAFT ENVIRONMENTAL IMPACT REPORT for the NATIONAL CITY BAYFRONT PROJECTS & PLAN AMENDMENTS

Notice is hereby given that the **San Diego Unified Port District (District)**, as lead agency under the California Environmental Quality Act, has prepared a Draft Environmental Impact Report (EIR) for the "National City Bayfront Projects & Plan Amendments" (Project). The Draft EIR is available for a minimum 45-day public review period. This notice is intended to notify agencies and members of the public that may be interested in the Project as to the availability of the Draft EIR, and the procedures for public review and comment on the Draft EIR.

Project Title: National City Bayfront Projects & Plan Amendments (UPD #EIR-2018-232; SCH #2018121054)

Project Applicant: San Diego Unified Port District, City of National City (City), GB Capital Holdings, Pasha Automotive Services (Pasha)

Project Location: National City, CA 91950 (generally north of Sweetwater Channel, south of Civic Center Drive, east of San Diego Bay and the National City Marine Terminal, and west of Paradise Marsh (National Wildlife Refuge) and Interstate 5)

Project Description Summary: The Project includes: (1) Changes to land and water use designations in the District's Port Master Plan (primarily associated with the National City Marina District Balanced Land Use Plan); (2) Amendments to the City's Local Coastal Program, General Plan, Harbor District Specific Area Plan, Land Use (Zoning) Code, and Bicycle Master Plan that would include changes to jurisdictional and subarea boundaries, and land use, specific plan, and zone designations; (3) Construction and operation of a recreational vehicle (RV) park, modular cabins, dry boat storage, an expanded marina, and up to four hotels, primarily within the District's jurisdiction, by GB Capital Holdings; (4) Construction and operation of a rail connector track and storage track, within the District's jurisdiction, by Pasha; (5) Closure of Tidelands Ave between Bay Marina Dr and W. 32nd St, and W. 28th St between Tidelands Ave and Quay Ave by Pasha; (6) Construction and operation of hotel, restaurant, retail, and/or a combination of tourist/visitor-serving commercial development north of Bay Marina Dr and the potential closure [to through vehicular traffic], or narrowing, of Bay Marina Dr west of Marina Way by the City; and (7) Construction and operation of Segment 5 of the Bayshore Bikeway.

Significant Environmental Effects Anticipated as a Result of the Project: Aesthetics and Visual Resources; Air Quality and Health Risk; Biological Resources; Cultural Resources, Tribal Cultural Resources, and Paleontological Resources; Energy; Greenhouse Gas Emissions and Climate Change; Hazards and Hazardous Materials; Land Use and Planning; Noise and Vibration; Transportation, Circulation, and Parking; Utilities and Service Systems; and Cumulative Impacts. The Project site includes areas present on the lists enumerated under 65962.5 of the Government Code, which are discussed in Section 4.7, Hazards and Hazardous Materials, of the Draft EIR. The Draft EIR also analyzes four alternatives to the Project.

Availability of Draft EIR: The Draft EIR, including all appendices and documents referenced in the Draft EIR, are available for public review during normal business hours at the District's Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101. The Draft EIR, including its appendices, can be viewed online at: www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents. A hard copy is also available for review at the National City Public Library, 1401 National City Blvd, CA 91950. For assistance, please call Anna Buzaitis, Program Manager, Planning Department at (619) 686-7263 or email Anna at abuzaiti@portofsandiego.org.

Public Comments on the Draft EIR: The Draft EIR is available for a minimum 45-day public review period that starts on Wednesday, September 29, 2021 and **ends at 5:00 p.m. on Wednesday, November 17, 2021**. Comment letters stating specific environmental concerns with the Draft EIR should be mailed to: San Diego Unified Port District, Attn: Anna Buzaitis, Planning Department, P.O. Box 120488, San Diego, CA 92112-0488 or emailed to abuzaiti@portofsandiego.org.



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Date: 9/29/21